Karen Johnson Davidson County
Batch# 816035 DEEDWARR
03/04/2022 01:17:04 PM 2 pgs
Fees: $13.00 Taxes: $3,215.30
20220304-0025102

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220139366**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $869,000.00. Affiant Subscribed and sworn to before me, this 2nd day of March, 2022. Notary Public My Commission Expires: 5-2-22

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Luke Searcy 3102 Belwood Street Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-02-0-158.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Natasha B. Templeton and James E. Templeton, Wife and Husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Luke Searcy**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Westerly half of Lot No. 26, on the Revised Map of West End Park, as shown of record in Plat Book 421, Page 83, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 26 fronts 50 feet on the Northerly side of Bellwood Avenue and runs back 151.1 feet on the Westerly line and 156 feet, more or less, on the Easterly line to an alley, measuring 51.4 feet thereon.

Being the same property conveyed to NATASHA B. TEMPLETON and JAMES E. TEMPLETON, WIFE AND HUSBAND, by deed from ERIK R. HERBERT AND RACHEL J. HERBERT, HUSBAND AND WIFE, of record in Instrument No. 20140612-0051366 , dated June 10, 2014 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 104-02-0-158.00.

Matters shown on the Plan of record in Plat Book 421, pages 82 and 83 and in Plat Book 332, page 139, said Register's Office.

This is improved property located at 3102 Belwood Street Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to:
[illegible] and Escrow, LLC
[illegible] 21st Avenue South
[illegible], TN 37212
3102

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2022.

Natasha B. Templeton

James E. Templeton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Natasha B. Templeton and James E. Templeton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2022.

Notary Public

My Commission Expires: _____

